

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

September 4, 2008



FP 08-12: proposed Final Plat of Hudson at University Subdivision – Phase Two

SIZE AND LOCATION: 23.452 acres of land out of Richard Carter Survey, A-8, adjoining the north side of the 3000 block of University Drive East (F.M. 60) between State Highway 6 and Coppercrest Drive in Bryan, Brazos County, Texas

EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Business District (PD-B), as approved on April 8, 2003 and as amended on September 23, 2003 and April 10, 2007

APPLICANT(S): Mike Davis, of Parkways Development Company, and Hossein Ekilili

AGENT: RME Consulting Engineers

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.

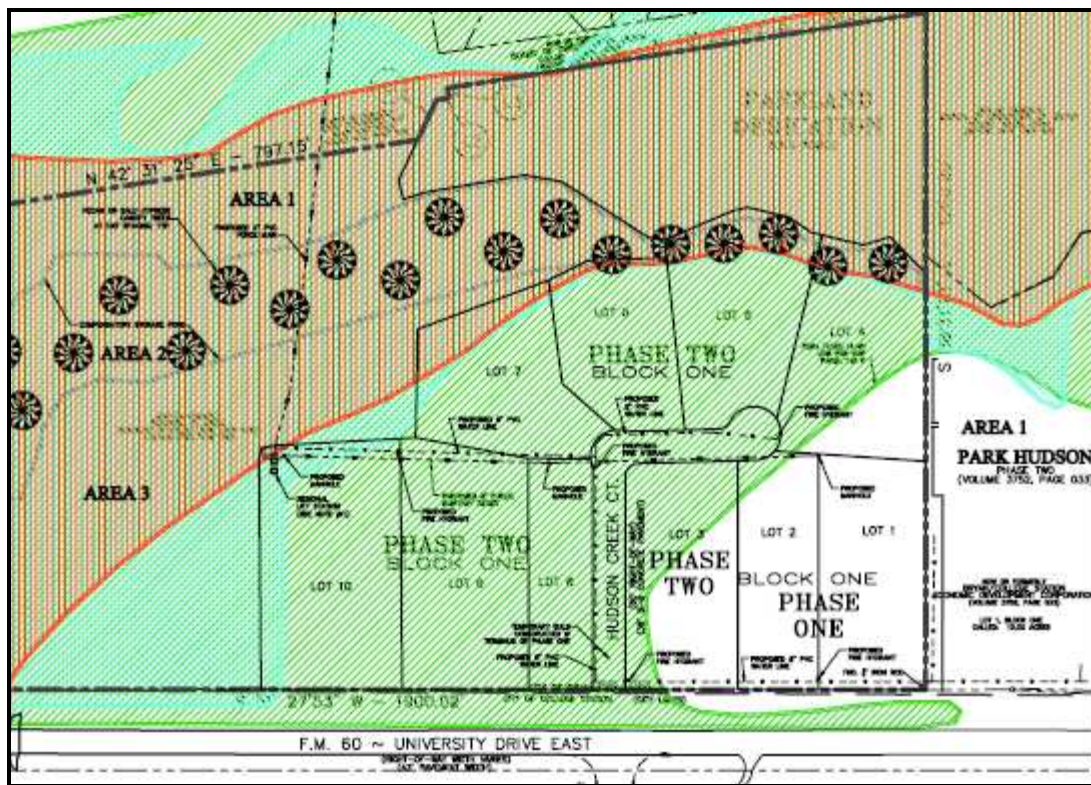


PROPOSED SUBDIVISION:

The proposed Final Plat of Hudson at University – Phase 2 creates eight lots out of 23.452 acres of land which are currently zoned for nonresidential use. Proposed Lots 3 thru 7 are planned to access a proposed extension of Plaza Centre Court, which was dedicated as street right-of-way by separate instrument following the approval (by the Planning and Zoning Commission) of the final plat of Hudson at University - Phase 1 on November 1, 2007. The proposed lots are between 1.180 acres and 2.768 acres in size.

This final plat represents the second and final development phase of the Hudson at University Subdivision.

RELATION TO APPROVED MASTER PLAN:



excerpt from approved Master Plan of Hudson at University Subdivision

The proposed final plat is substantially in conformance with the master plan for this acreage, which the Planning and Zoning Commission approved on August 16, 2007.

RECOMMENDATION:

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.